



Pleasantvale 2

COUNCIL PRESENTATION

MAY 10, 2022



Pleasantvale 2 – A Partnership



Pleasantvale 2

This is really about helping people to find housing.



(Pictures used with permission)

Pleasantvale – Deeply Subsidized Rents

- **70% of these units are RGI (Rent-Geared-to-Income) rentals**
- **One Bedroom Rents: \$375 to \$780 per month**
- **Two Bedroom Rents: \$595 to \$950 per month**
- **Three Bedroom Rents: \$680 to \$1,070 per month**

Pleasantvale Affordable Housing – History



- City of Kelowna originally granted land title to Rotary Club in the 1950's for affordable housing.
- 2016 redevelopment of Pleasantvale I was completed, adding 70 units serving seniors, adults with disabilities and families who qualify.

Pleasantvale 2 – Planning History



- 2020 - Plans were created for an extension of Pleasantvale I, with renewed community engagement.
- 2021 – Application updated, now based on the inclusion of the single-family lot at 651 Cambridge (now 1.71 acres)
- The updated plan provided 7 more units, for a total of 75 homes, including:
 - 27 Family Townhomes – 13 Two bedroom and 14 Three bedroom
 - 48 senior Apartments – 38 One bedrooms and 6 two bedroom (4 wheelchair accessible)

Pleasantvale 2 – Community Engagement



Over the past 2 years of planning, two rounds of neighbourhood engagement have been undertaken.

Feedback on numerous issues including sufficiency of parking, privacy for adjacent neighbours and the fate of the existing trees.

The current plan reflects all the input received within the 2020 and 2021 engagement processes.

Pleasantvale 2 – Proposed Parking Variance

Based on the Current Parking Bylaw, Pleasantvale 2 is providing more parking than Pleasantvale 1

Table 1: Total Parking Required Under Current Bylaw

	<u>Pleasantvale 2</u>	<u>Pleasantvale 1</u>
Regular	119.5	106.3
Less: Rental Only "R"	<u>11.95</u>	<u>10.63</u>
Total Parking Required "R"	108.9	95.67
Proposed/Provided	79	57
Variance to Current Bylaw	29	39

Pleasantvale 2 – Proposed Parking Variance

Based on the Downtown Parking Bylaw, Pleasantvale 2 is providing 8 more stalls than would be required in the core area for the same project.

Table 2: Total Parking Required Under Downtown Bylaw

	<u>Pleasantvale 2</u>	<u>Pleasantvale 1</u>
Regular	88	79.2
Less: Rental Only "R"	<u>17.76</u>	<u>15.84</u>
Total Parking Required "R"	71	63
Proposed/Provided	79	57
Variance to <u>Downtown</u> Bylaw	-8	6

Pleasantvale I – Current Conditions Richter Street



FRIDAY September 24, 2021 – 4:00 PM



MONDAY, October 4, 2021 – 5:00 AM



FRIDAY October 8, 2021 – 10:00 AM



WEDNESDAY October 13, 2021 – 3:00 PM

Pleasantvale I – Current Conditions Central Avenue



THURSDAY September 23, 2021 – 9:23 PM



FRIDAY September 24, 2021 – 4:00 PM



TUESDAY September 28, 2021 – 12:00 NOON



MONDAY October 4, 2021 – 5:00 AM

Pleasantvale I – Current Conditions Central Avenue



WEDNESDAY November 3, 2021–10:00 AM



TUESDAY, March 23, 2022 – 7:30 PM

Pleasantvale I – Current Conditions Cambridge Avenue



THURSDAY September 23, 2021 – 9:00 PM



FRIDAY September 24, 2021 – 4:30 PM



TUESDAY September 28, 2021 – 12:00 NOON



MONDAY October 4, 2021 – 5:00 AM

Pleasantvale I – Current Conditions Cambridge Avenue



FRIDAY October 8, 2021 – 10:00 AM



TUESDAY October 12, 2021 – 5:30 AM



FRIDAY October 22, 2021 – 5:00 AM

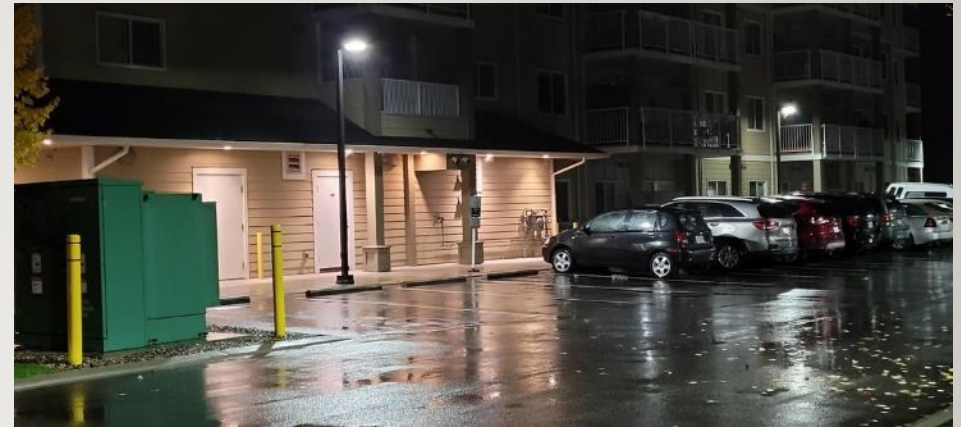


TUESDAY March 23, 202 – 7:30 PM

Pleasantvale I – Onsite Visitor Parking Guest Parking Stalls 1-4



THURSDAY October 14, 2021 – 3:00 PM



FRIDAY October 22, 2021 – 5:00 AM

Pleasantvale 2 – Access to Bus Service



Cambridge &
Kingsway, Bench



Richter Bus Stop (Entrance to
Pleasantvale 1)

Pleasantvale 2 – Rationale for Parking Variance

- Pleasantvale 1 has successfully operated with a ratio of 0.8 parking stalls/unit. Pleasantvale 2 is providing a **higher parking ratio at 1.05 stalls per unit.**
- Experience tells us that this form of rental property will attract many **residents without automobiles.**
- Both Pleasantvale 1 and 2 have **access to public transit** to the front door.
- Although not technically in the City core, the site is **walkable to the City core.**
- Extensive, new curb and gutter provides a “**safety valve**” (additional parking capacity) for visitors and guests.

Pleasantvale 2 – Landscape Treatment & Tree Retention



- The commitment to a creating a healthy and livable neighbourhood - through generous landscaping and through a commitment to retain heritage trees where possible - has been a strong consideration for the planning team.
- An additional commitment to retain four (4) heritage trees in the northwest sector of the site (in the Senior's garden).
- The commitment to generous landscaping is superior to Pleasantvale 1.

Pleasantvale I – Tree Growth on Richter



- Planted in 2016

Pleasantvale I – Tree Growth on Central



- Planted in 2016

Pleasantvale I – Tree Growth on Cambridge



- Planted in 2016.

Pleasantvale 2 – Heritage Tree Retention



CENTRAL AVENUE

Provincial Rental Housing Corporation
CTO

PLEASANTVALE 2

CONCEPTUAL LANDSCAPE PLAN

Issued for DEVELOPMENT PERMIT

0 5 10 20 METERS

Rev Dec. 2, 2021

Preliminary Plant List

Symbol	Common Name	Botanical name	Size	Comments
	20 Day Tree Honeylocust	Gleditsia triacanthos 'Skyline'	75 mm cal	
	110 Cornus Florida 'Rubra'	Prick Flowering Dogwood	60 mm cal	
	12 Japanese Tree Lilac	Syringa reticulata	40 mm cal	
	Redbud	Cercocarpus canadensis	No 2 pot	White blooms in April and berries in winter
	White Birch	Betula papyrifera	No 2 pot	Maple-like tree
	Red Flowering Dogwood	Flowering Dogwood	No 2 pot	Red long-lasting
	Shrub Burning Bush	Euonymus alatus compacta	No 2 pot	Height and foliage in fall
	Flame Tree	Flame tree	No 2 pot	
	Shrub Red Tamarisk	Red Tamarisk	No 2 pot	Dark red in March
	Shrub Japanese Red Pine	Japanese Red Pine	No 2 pot	
	Blue Star Jasmine	Blue Star Jasmine	No 2 pot	
	Shrub White Dogwood	White Dogwood	No 2 pot	White flowers in spring
	Shrub Japanese Red Pine	Japanese Red Pine	No 2 pot	
	Shrub Japanese Red Pine	Japanese Red Pine	No 2 pot	
	Shrub Japanese Red Pine	Japanese Red Pine	No 2 pot	
	Shrub Japanese Red Pine	Japanese Red Pine	No 2 pot	
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Lawn
 Dryland Grass Mix
 Bench
 Accessible Picnic Table
 Perimeter Fence

Suggested Trees, Shrubs, Perennials and Grasses

Pleasantvale Sign Concept

Kit of Parts

Design for 2-5 yr. Age Group

- Gazebo
- BENCH
- TOT LOT with rubberized surface
- COMMUNITY GARDEN BOXES
- ALUMINUM PERIMETER FENCE
- Bike Rack

Notes

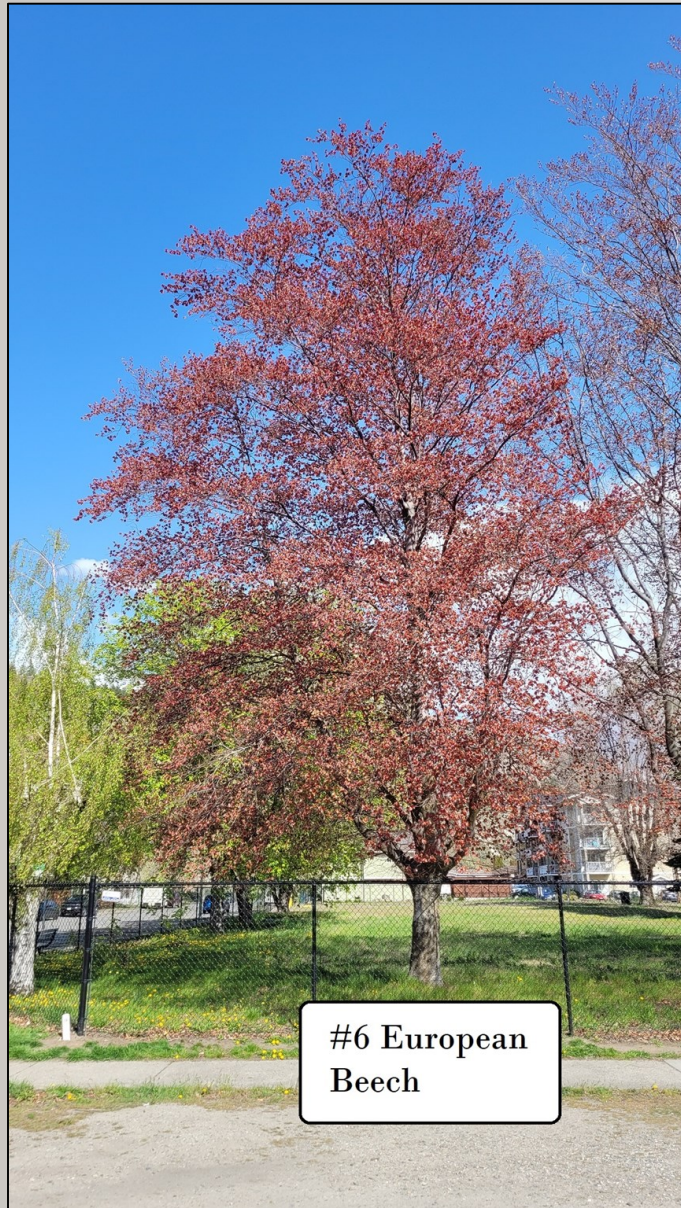
- All plants, material and planting practices to conform to Current Platinum Edition MMCD Specifications and Canadian Landscape Standard-Current Edition.
- Contractor to provide a warranty and maintenance period of 1 year on all plants and materials. Plants and materials that fail before end of the warranty period shall be replaced by the contractor.
- Prior to any construction, contractor to verify the location of all existing utilities on the site.
- All shrub and perennial planting areas to receive 400mm of topsoil, lawn 100mm of topsoil.
- Prior to delivery to site, a representative sample and test results of topsoil should be made available to the consultant for approval.
- No plant species substitution will be accepted without the written consent of the consultant.
- All planting beds to receive 75 mm depth of Ogo - Grow mulch on Nilax 950 ES Landscape Fabric or approved equal.
- Install Deep Root Tree Root Barrier UB 18-2 along sidewalk edges within 2.0m of tree trunks.
- Planting beds not contained within existing hard edges to be edged with Permaloc Proline aluminum landscape edger as per manufacturer's specifications.
- All landscape areas to be irrigated.

Pleasantvale 2 – Retained Tree #4



- Horse Chestnut

Pleasantvale 2 – Retained Tree #6



#6 European
Beech

- European Beech

Pleasantvale 2 – Retained Tree #7



- Copper Beech

Pleasantvale 2 – Retained Tree #8



- European Birch

Pleasantvale 2 – Retention of 4 Heritage Trees – #4, #6, #7, #8



Senior's Garden Area



Children's Playground Area



Pleasantvale 2 – Conclusion/Rationale for Support

- Parking is not an issue in this neighbourhood and the parking ratio is greater than Pleasantvale 1 at 1.09 stalls per unit.
- The project has been redesigned to protect 4 heritage trees and includes the planting of an additional 52 new trees onsite. An expected 22 additional, large-caliper trees will be planted in the boulevard areas.
- Society of Hope is providing enhanced onsite landscaped areas including a Senior's garden area and a children's playground area that will serve the children living in Pleasantvale 1 and 2.
- Society of Hope is creating 75 affordable rental units, including approximately 52 deeply subsidized units.
- 70% of these rental units will be based on Rent-Geared-to-Income applicants making these units truly affordable at 30% of a family's income.

Pleasantvale 2 – Conclusion/Rationale for Support

- The planning team is very proud of this plan, having worked hard for the last two years to balance the community input on parking, trees and design with the pressing need for affordable housing.
- The team is grateful for the hard work and contributions of City Staff in developing a plan that so effectively addresses a range of community priorities.



Pleasantvale 2 – Thank you.

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